



Connells

Audlem Walk  
Wolverhampton



### Property Description

Connells Wolverhampton have the delight to bring to the market this traditional three bedroom family property close to New Cross Hospital. Benefiting from no onward chain and deceptively spacious rooms with property should be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, lounge, kitchen diner, downstairs wc. On the first floor there are three spacious bedrooms and a family bathroom.

Externally there is a brick built storage area as well as front and rear gardens and large communal parking area.

### Location And Area

Conveniently located for the ever popular Bentley Bridge shopping retail park which offers a fantastic selection of local shopping and eateries. New Cross Hospital is also just a stone's throw away making this property an ideal family home or buy to let property. The M6 and M54 motorways are also nearby.

### Entrance Porch

Double glazed door to front.

### Entrance Hall

Door to kitchen and downstairs wc, stairs to first floor landing.

### Lounge

12' 8" x 15' 2" ( 3.86m x 4.62m )

Double glazed windows to front, door to entrance hall.

### Downstairs Wc

Low flush toilet, wash hand basin, door to entrance hall.

### Kitchen Diner

17' 6" x 7' 9" ( 5.33m x 2.36m )

Double glazed window to rear, range of wall and base units, space for a dining table, blow air heating, space for various appliances, door to entrance hall.

## First Floor Landing

Doors to various rooms, storage cupboard.

## Bedroom One

11' 10" x 9' ( 3.61m x 2.74m )

Double glazed window to front, door to landing.

## Bedroom Two

14' 9" x 8' 3" ( 4.50m x 2.51m )

Double glazed window to rear, door to landing.

## Bedroom Three

9' 8" x 9' 4" ( 2.95m x 2.84m )

Double glazed window to rear, door to landing.

## Family Bathroom

Double glazed window to rear, panelled bath, low flush toilet, wash hand basin, door to landing.

## Outside Front

Large lawned area, paved pathway.

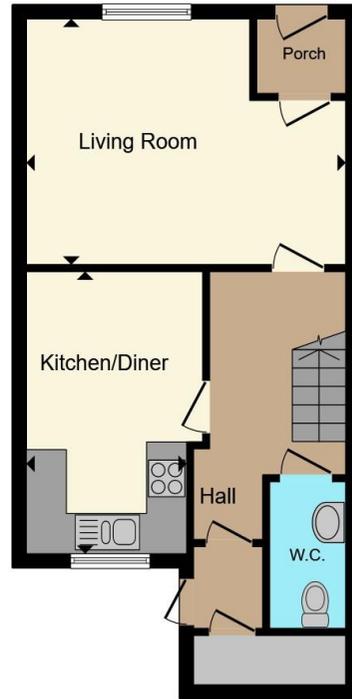
## Outside Rear

Courtyard style garden, mostly paved with rear gated access.

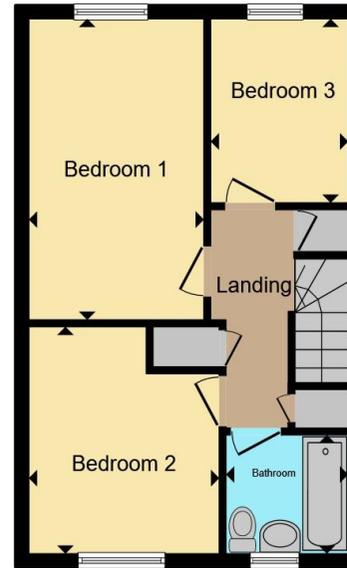








**Ground Floor**



**First Floor**

Total floor area 80.5 m<sup>2</sup> (867 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
Awaited Band: C

**view this property online [connells.co.uk/Property/WVH333638](http://connells.co.uk/Property/WVH333638)**

Tenure: Freehold



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